

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- May 16, 2025**  
**121 N. LaSalle, Second Floor City Council Chambers**

Approval of the minutes from the April 18, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the May 16, 2025 regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

<b>141-25-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Rejuven8, LLC	
<b>OWNER:</b>	2260-62 Clark, LLC	
<b>PREMISES AFFECTED:</b>	2262 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>142-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	1845 Esthetics, LLC	
<b>OWNER:</b>	Henry Spunar	
<b>PREMISES AFFECTED:</b>	6780 N. Northwest Highway, Floor 1 Suite A	
<b>SUBJECT:</b>	Application for a special use to establish a tattoo (permanent makeup) facility.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>143-25-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 18</b>
<b>APPLICANT:</b>	Lucy Gonzalez / D'vine Beauty, LLC	
<b>OWNER:</b>	Fidel Rangel	
<b>PREMISES AFFECTED:</b>	3846 W. 79th Street	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>144-25-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Azura Beauty Salon, LLC	
<b>OWNER:</b>	Chicago Title and Land Trust	
<b>PREMISES AFFECTED:</b>	3340 S. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>145-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Heffernan Builders, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4913 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

- **Approved**

• **Approved**

- **Approved**

• **Approved**

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|---------------------------|---|-----------------|
| <b>151-25-S</b>           | <b>ZONING DISTRICT: B3-5</b>  | <b>WARD: 27</b> |
| <b>APPLICANT:</b>         | Natural Clovers Spa, LLC  |                 |
| <b>OWNER:</b>             | Sona 345 North Avenue Realty, Inc.                                  |                 |
| <b>PREMISES AFFECTED:</b> | 345 W. North Avenue   |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish a massage establishment. |                 |

<b>152-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Thomas and Mariana Mallidi	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1261 N. Wolcott Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30.74' to 18.51' for a proposed exterior circular stair over 6' and a raised deck in the rear of an existing single-family residence.	

<b>153-25-Z</b>	<b>ZONING DISTRICT: B2-5</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises & Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	713 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 22.5' for a proposed two-story, two dwelling unit building with two on-site parking spaces located at the rear of the lot located within a CTA bus line corridor.	

<b>154-25-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises and Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	713 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to increase the parking from the required one space to two for a proposed two-story, two-dwelling unit building with two open parking spaces on site located at the rear of the lot located within a CTA bus corridor.	

<b>155-25-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises & Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	715 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to reduce the existing two, on-site parking spaces to zero for an existing two-story five-dwelling unit building located within a bus line corridor with the existing overall 4,054 square foot of lot area two be divided into two parcels with	

the new parcel to have 1,923.719 square feet of lot area.

- **Approved**

**156-25-S**  
**APPLICANT:** AG Bells II, LLC  
**OWNER:** Old Second National Bank  
**PREMISES AFFECTED:** 6500 W. North Avenue  
**SUBJECT:** Application for a special use to establish a single lane-drive-through with bypass lane facility to serve a proposed one-story fast-food restaurant.

- **Approved**

**157-25-Z**  
**APPLICANT:** AG Bells II, LLC  
**OWNER:** Old Second National Bank  
**PREMISES AFFECTED:** 6500 W. North Avenue  
**SUBJECT:** Application for a variation to reduce the required 60% transparency requirement by 25% along North Avenue for a proposed one-story restaurant with a single lane drive-through and by pass lane.

- **Approved**

**158-25-Z**  
**APPLICANT:** AG Bells II, LLC  
**OWNER:** Old Second National Bank  
**PREMISES AFFECTED:** 6500 W. North Avenue  
**SUBJECT:** Application for a variation to allow the building facade along the sidewalk to be greater than 5' along Natchez Avenue (proposed setback of 21' ) for a proposed one-story restaurant with a single lane drive-through and a bypass lane.

- **Approved**

**159-25-Z**  
**APPLICANT:** AG Bells II, LLC  
**OWNER:** Old Second National Bank  
**PREMISES AFFECTED:** 6500 W. North Avenue  
**SUBJECT:** Application for a variation to allow one driveway along W. North Avenue and two driveways along N. Natchez Avenue for a proposed one-story restaurant with a single lane drive through and bypass lane.

- **Approved**

**160-25-S**  
**APPLICANT:** Everclean CW LLC 11  
**OWNER:** AMK Illinois, Ltd.  
**PREMISES AFFECTED:** 2412-88 W. Archer Avenue  
**SUBJECT:** Application for a special use to expand an existing car wash.

- **Approved**

- **Approved**

• **Approved**

- **Approved**

- **Approved**

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• **Approved**

● **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

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Application for a variation to increase the maximum floor area ratio from 1.2 to 1.64 for a proposed two-story addition to an existing three-story school.

- Application for a variation to reduce the rear yard open space from 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.

- Application for a variation to reduce the minimum length of the required loading space from 50' to 25' for a proposed two-story addition to an existing three-story school.

- Application for a special use to establish required accessory offsite parking for an existing school at 1700 W. 83rd street which is located not more than 600' from the use served for an existing three-story school with a proposed two-story addition to an existing three-story school.

- Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.

- Application for a variation to waive the required 7' landscape setback with tree and shrubs along 83rd Street and to allow the ornamental metal fence to be installed at the property line instead

- **Approved**

<b>176-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Gregory White	
<b>PREMISES AFFECTED:</b>	8255 S. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking stalls.	

- **Withdrawn**

<b>177-25-S</b>	<b>ZONING DISTRICT: C2-1</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Green & Kinnick, LLC	
<b>OWNER:</b>	Shameem Ali	
<b>PREMISES AFFECTED:</b>	6320 N. Broadway	
<b>SUBJECT:</b>	Application for a special use to establish an adult use cannabis dispensary.	

- **Approved**

## CONTINUANCES

<b>65-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 36</b>
<b>APPLICANT:</b>	944 N Damen, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	944 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish business live / work for a proposed three-story, six dwelling unit building.	

- **Approved**

<b>82-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Sauce Bros, LLC dba Peanut Park Trattoria	
<b>OWNER:</b>	Taylor and Loomis, LLC	
<b>PREMISES AFFECTED:</b>	1359 W. Taylor Street	
<b>SUBJECT:</b>	Application for a special use to establish an outdoor rooftop patio.	

- **Approved**

<b>95-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Liberty Mart Inc. dba Bridgeport Shell	
<b>OWNER:</b>	Warsi Management, LLC	
<b>PREMISES AFFECTED:</b>	215 W. 31st Street	
<b>SUBJECT:</b>	Application for a special use to modify an existing gas station and expand an existing convenience store with a second-floor office.	

- **Approved**

**96-25-Z                      ZONING DISTRICT: B3-1                      WARD: 11**





dwelling unit building with an east side addition.

- Continued to July 18, 2025 at 2:00pm

**181-25-Z**  
**APPLICANT:** James Gorney  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3710 W. 113th Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 17.41' to 12.42', east side setback from 4' to 3.72' (west to be 11.46'), combined side yard setback to be 15.18' for a proposed second floor addition, front porch and rear deck on the existing one-story, single-family residence.

- Approved

**182-25-Z**  
**APPLICANT:** Aldo Vultaggio  
**OWNER:** Jessica Anne Vultaggio  
**PREMISES AFFECTED:** 3933 N. Leavitt Street  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 2.4' to zero (south to be 2.87') combined side yard setback from 6' to 2.87', rear setback from 34.78' to 1.88' for an as built two-story single-family residence and accessory detached two-car garage with roof deck and one-story roof top deck access stair.

- Approved

**183-25-S**  
**APPLICANT:** Matiman108 Inc.  
**OWNER:** 1023 W. Argyle, LLC  
**PREMISES AFFECTED:** 1025-27 W. Argyle Street  
**SUBJECT:** Application for a special use to establish a liquor store.

- Approved

**184-25-Z**  
**APPLICANT:** Danny's Construction Group, Inc.  
**OWNER:** Crescenta Real Property, LLC  
**PREMISES AFFECTED:** 2622-24 W. 36th Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 16.32' to 10.25', east side setback from 2' to 0.5' (west from 2' to 1.6'), combined side yard setback from 5' to 2.1' for the division of an improved zoning lot where an existing one-story single-family residence is to remain, and a two-story single-family residence is proposed for 2622 W. 36<sup>th</sup> Street.

- Approved

**185-25-Z**  
**APPLICANT:** Fam-LI Entertainment, LLC  
**OWNER:** Maurice L. Neeley

● **Approved**

- **Approved**

- Continued to June 20, 2025 at 2:00pm

- **Approved**

- **Approved**

- **Approved**

## CONTINUANCES

**58-25-S**

**ZONING DISTRICT: RT-4**

**WARD: 6**

**APPLICANT:**

Next Steps recovery Support & Services, LLC

**OWNER:**

## Next Steps, NFP

**PREMISES AFFECTED:**

7033 S. Yale Ave.

**SUBJECT:**

Application for a special use to establish a transitional residence within an existing three-story building to provide sober living and recovery services for up to thirteen male adults at the subject site.

- Continued to July 18, 2025 at 2:00pm

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its April 18, 2025 regular meeting.

Adjournment.